

# THE Tiehen Group INC.

Property Management • Leasing & Brokerage Services

3401 College Blvd, Suite 250  
Leawood, Kansas 66211

(913) 648-1188  
FAX: (913) 648-8844

TO: MEADOWS AT AUTUMN RIDGE BOARD OF DIRECTORS  
FROM: THE TIEHEN GROUP / JOHN CLOCK  
DATE: OCTOBER 10, 2012  
RE: SEPTEMBER 30, 2012 FINANCIALS

---

Enclosed are the financials. A review follows:

#### Income

Total Income year-to-date was \$919 less than anticipated.

#### Expenses

##### Administrative

Expenses were \$354 over budget as we paid \$353 to Slagle, Bernard for legal services and \$101 to Tracy's Minuteman for printing the newsletter.

##### Service Contracts

Expenses were \$274 over budget as we paid \$750 to Blue Valley Tree to remove trees and stumps along Hedge.

##### Utilities

Expenses were \$2 under budget.

##### Tax & Insurance

Expenses were \$235 over budget as we paid \$235 to American Family for the new insurance policy.

In summary, Total Expenses year-to-date were \$1,121 less than anticipated and Net Income year-to-date was \$202 more than anticipated.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

**Budget Comparison Report**  
**FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2012**

## SERVICE CONTRACTS

## MEADOWS AT AUTUMN RIDGE

Budget Comparison Report  
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2012

|                                    | CURRENT BUDGET    | CURRENT ACTUAL    | CURR. VARIANCE  | PERCNT      | YTD BUDGET       | YTD ACTUAL       | YTD VARIANCE    | PERCNT      |
|------------------------------------|-------------------|-------------------|-----------------|-------------|------------------|------------------|-----------------|-------------|
| Grounds Maintenance                | 1,225             | 1,499             | (274)           | (22)        | 7,190            | 6,860            | 330             | 5           |
| Tree Work                          | 0                 | 0                 | 0               | ***         | 0                | 550              | (550)           | ***         |
| <b>TOTAL SERVICE CONTRACTS</b>     | <b>\$ 1,225</b>   | <b>\$ 1,499</b>   | <b>\$ (274)</b> | <b>(22)</b> | <b>\$ 7,190</b>  | <b>\$ 7,410</b>  | <b>\$ (220)</b> | <b>(3)</b>  |
| <b>REPAIRS AND MAINTENANCE</b>     |                   |                   |                 |             |                  |                  |                 |             |
| Contract Labor R&M                 | 0                 | 0                 | 0               | ***         | 0                | 85               | (85)            | ***         |
| <b>TOTAL REPAIRS &amp; MAINT</b>   | <b>\$ 0</b>       | <b>\$ 0</b>       | <b>\$ 0</b>     | <b>***</b>  | <b>\$ 0</b>      | <b>\$ 85</b>     | <b>\$ (85)</b>  | <b>***</b>  |
| <b>UTILITIES</b>                   |                   |                   |                 |             |                  |                  |                 |             |
| Electric                           | 45                | 50                | (5)             | (11)        | 830              | 415              | 415             | 50          |
| Water & Sewer                      | 475               | 468               | 7               | 1           | 1,380            | 2,271            | (891)           | (65)        |
| <b>TOTAL UTILITIES</b>             | <b>\$ 520</b>     | <b>\$ 518</b>     | <b>\$ 2</b>     | <b>0</b>    | <b>\$ 2,210</b>  | <b>\$ 2,686</b>  | <b>\$ (476)</b> | <b>(22)</b> |
| <b>TAXES AND INSURANCE</b>         |                   |                   |                 |             |                  |                  |                 |             |
| R.E. Taxes County                  | 0                 | 0                 | 0               | ***         | 0                | 779              | (779)           | ***         |
| Insurance                          | 0                 | 235               | (235)           | ***         | 1,500            | 235              | 1,265           | 84          |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>\$ 0</b>       | <b>\$ 235</b>     | <b>\$ (235)</b> | <b>***</b>  | <b>\$ 1,500</b>  | <b>\$ 1,014</b>  | <b>\$ 486</b>   | <b>32</b>   |
| <b>MISCELLANEOUS EXPENSES</b>      |                   |                   |                 |             |                  |                  |                 |             |
| <b>TOTAL OPERATING EXP</b>         | <b>\$ 2,595</b>   | <b>\$ 3,456</b>   | <b>\$ (861)</b> | <b>(33)</b> | <b>\$ 24,155</b> | <b>\$ 23,034</b> | <b>\$ 1,121</b> | <b>5</b>    |
| <b>NON-OPERATING EXPENSES</b>      |                   |                   |                 |             |                  |                  |                 |             |
| Capital Reserve                    | 200               | 200               | 0               | 0           | 1,800            | 1,800            | 0               | 0           |
| <b>TOTAL NON-OPERATING EXP</b>     | <b>\$ 200</b>     | <b>\$ 200</b>     | <b>\$ 0</b>     | <b>0</b>    | <b>\$ 1,800</b>  | <b>\$ 1,800</b>  | <b>\$ 0</b>     | <b>0</b>    |
| <b>**TOTAL EXPENSES**</b>          | <b>\$ 2,795</b>   | <b>\$ 3,656</b>   | <b>\$ (861)</b> | <b>(31)</b> | <b>\$ 25,955</b> | <b>\$ 24,834</b> | <b>\$ 1,121</b> | <b>4</b>    |
| <b>**NET INCOME**</b>              | <b>\$ (2,790)</b> | <b>\$ (3,656)</b> | <b>\$ (866)</b> | <b>(31)</b> | <b>\$ 7,405</b>  | <b>\$ 7,607</b>  | <b>\$ 202</b>   | <b>3</b>    |

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
SEPTEMBER 30, 2012

OPERATING ACCOUNTS

|                           |    |           |
|---------------------------|----|-----------|
| Operating Account         | \$ | 15,187.86 |
| Oper Acct-Due from Old Mg |    | 25,510.47 |

-----

TOTAL CASH ACCOUNTS

\$ 40,698.33

ACCOUNTS RECEIVABLE

-----

FIXED ASSETS

-----

OTHER ASSETS

-----

**\*\*TOTAL ASSETS\*\***

-----  
\$ 40,698.33

=====

MEADOWS AT AUTUMN RIDGE

BALANCE SHEET  
SEPTEMBER 30, 2012

**\*\*LIABILITIES\*\***

CURRENT LIABILITIES

|                     |          |
|---------------------|----------|
| Prepaid Assessments | 300.00   |
| Reserve Payable     | 1,800.00 |
|                     | -----    |

|                           |    |          |
|---------------------------|----|----------|
| TOTAL CURRENT LIABILITIES | \$ | 2,100.00 |
|---------------------------|----|----------|

LONG TERM LIABILITIES

|                       |  |       |    |          |
|-----------------------|--|-------|----|----------|
| **TOTAL LIABILITIES** |  | ----- | \$ | 2,100.00 |
|-----------------------|--|-------|----|----------|

**\*\*EQUITY\*\***

|                   |           |
|-------------------|-----------|
| Current Earnings  | 7,606.40  |
| Retained Earnings | 30,991.93 |
|                   | -----     |

|                  |  |       |    |           |
|------------------|--|-------|----|-----------|
| **TOTAL EQUITY** |  | ----- | \$ | 38,598.33 |
|------------------|--|-------|----|-----------|

|                         |  |  |    |           |
|-------------------------|--|--|----|-----------|
| **TOTAL LIAB & EQUITY** |  |  | \$ | 40,698.33 |
|                         |  |  |    | =====     |

**AP Expense Distribution**

**396 - MEADOWS AT AUTUMN RIDGE**

**For Cash Account : All  
From Earliest To 9/30/2012**

| <b>GL Account</b>                    |                                   |                                | <b>Invoice</b> | <b>Check</b> |               |                      |
|--------------------------------------|-----------------------------------|--------------------------------|----------------|--------------|---------------|----------------------|
| <b>Vchr</b>                          | <b>Vendor</b>                     | <b>Description</b>             | <b>No.</b>     | <b>No.</b>   | <b>Amount</b> | <b>Account Total</b> |
| <b>5015-0000 Legal</b>               |                                   |                                |                |              |               |                      |
| 00202                                | SLABE - SLAGLE, BERNARD & GORMAN  | GENERAL LEGAL SRVC AUT RDG     | 101883         | 002153       | 352.50        | 352.50               |
| <b>5030-0000 Pstg/Copies/Ck Run</b>  |                                   |                                |                |              |               |                      |
| 00204                                | STE&T - STEVE & TRACY'S MINUTEMAN | NEWSLETTERS AUT RDGE           | 41503          | 002154       | 101.07        | 101.07               |
| <b>5230-0000 Management Fees</b>     |                                   |                                |                |              |               |                      |
| 00195                                | TIEGR - TIEHEN GROUP              | MONTHLY MANAGMENT FEE AU       | MGMTFEE        | 002146       | 750.00        | 750.00               |
| <b>5370-0000 Grounds Maintenance</b> |                                   |                                |                |              |               |                      |
| 00198                                | DSLAW - DS LAWN CARE INC          | GROUNDS MAINT AUT RDGE         | 14931          | 002149       | 420.00        |                      |
| 00199                                | BLUVA - DAVE TSCHIRHART           | GROUNDS MAINT AUT RDG          | 002541         | 002148       | 750.00        |                      |
| 00200                                | DSLAW - DS LAWN CARE INC          | GROUNDS MAINT AUT RDG          | 15299          | 002152       | 244.20        |                      |
| 00201                                | DSLAW - DS LAWN CARE INC          | GROUNDS MAINT AUT RDG          | 15332          | 002152       | 84.33         | 1,498.53             |
| <b>5820-0000 Electric</b>            |                                   |                                |                |              |               |                      |
| 00196                                | WESN - WESTAR ENERGY              | ELEC 226 S INDIAN WELLS 7/26-8 | 226 S INDI     | 002147       | 21.67         |                      |
| 00197                                | WESN - WESTAR ENERGY              | ELEC 1887 W CEDAR 7/26-8/24 AU | 1887 W CEI     | 002147       | 28.00         | 49.67                |
| <b>5830-0000 Water &amp; Sewer</b>   |                                   |                                |                |              |               |                      |
| 00205                                | CITOF - CITY OF OLATHE            | WATER 226 S INDIAN WELLS 8/4-  | 226 S INDI     | 002151       | 127.85        |                      |
| 00206                                | CITOF - CITY OF OLATHE            | WATER 1887 W CEDAR 8/4-9/3 AU  | 1887 W CEI     | 002151       | 340.04        | 467.89               |
| <b>6010-0000 Insurance</b>           |                                   |                                |                |              |               |                      |
| 00203                                | AMEFA - AMERICAN FAMILY INSURAN   | CINSURANCE AUT RDG             | 018-350-596    | 002150       | 235.34        | 235.34               |
| <b>Distribution Total</b>            |                                   |                                |                |              |               | <b>3,455.00</b>      |

**Account Summary**

| <b>Account</b> | <b>Account Description</b> | <b>Debit</b>    | <b>Credit</b>   |
|----------------|----------------------------|-----------------|-----------------|
| 5015-0000      | Legal                      | 352.50          |                 |
| 5030-0000      | Pstg/Copies/Ck Run         | 101.07          |                 |
| 5230-0000      | Management Fees            | 750.00          |                 |
| 5370-0000      | Grounds Maintenance        | 1,498.53        |                 |
| 5820-0000      | Electric                   | 49.67           |                 |
| 5830-0000      | Water & Sewer              | 467.89          |                 |
| 6010-0000      | Insurance                  | 235.34          |                 |
| 1010-0000      | OPERATING ACCT             |                 | 3,455.00        |
|                |                            | <b>3,455.00</b> | <b>3,455.00</b> |

**Delinquency / Aging Report  
(Summarized)**

Property : MEADOWS AT  
396 AUTUMN RIDGE

as of 09/30/2012

| Unit<br>Type    | Unit Reference<br>Number | Occupant<br>Name   | Deposits<br>Held | Balance<br>Due | AGED<br>1 - 30<br>DAYS | AGED<br>31 - 60<br>DAYS | AGED<br>61-90<br>DAYS | AGED OVER<br>90<br>DAYS |
|-----------------|--------------------------|--------------------|------------------|----------------|------------------------|-------------------------|-----------------------|-------------------------|
| CURR            | 1809FC                   | HOCHANADEL, DON    | 0.00             | 235.00         |                        |                         |                       | 235.00                  |
| CURR            | 1813FD                   | JARAMILLO, HECTOR  | 0.00             | 276.20         |                        |                         |                       | 276.20                  |
| CURR            | 1820FC                   | LENZ, KRISTIE      | 0.00             | 75.00          |                        |                         |                       | 75.00                   |
| CURR            | 1824C                    | BRYAN, ANDREA      | 0.00             | 277.85         |                        |                         |                       | 277.85                  |
| CURR            | 1825FD                   | REILING, WILLIAM   | 0.00             | 527.85         |                        |                         |                       | 527.85                  |
| CURR            | 1853FD                   | MENDOZA, GRACIELA  | 0.00             | 100.60         |                        |                         |                       | 100.60                  |
| CURR            | 1855FC                   | JOSE, YOSHIRO      | 0.00             | 930.25         |                        |                         |                       | 930.25                  |
| CURR            | 1869                     | SHIRLEY, CAROLE    | 0.00             | 75.00          |                        |                         |                       | 75.00                   |
| CURR            | 1869FD                   | MILLER, KRISTOPHER | 0.00             | 1,735.80       |                        |                         |                       | 1,735.80                |
| CURR            | 1872FC                   | PINA, RODOLFO      | 0.00             | 251.50         |                        |                         |                       | 251.50                  |
| CURR            | 1985E                    | BLANCAS, CRISTOBAL | 0.00             | 276.65         |                        |                         |                       | 276.65                  |
| CURR            | 1995E                    | HULL, EMMETT       | 0.00             | 728.60         |                        |                         |                       | 728.60                  |
| PROPERTY TOTALS |                          |                    | 0.00             | 5,490.30       | 0.00                   | 0.00                    | 0.00                  | 5,490.30                |